

MAY 14 8 59 AM '91

RECORDED 5/15/91  
DEED BOOK 235  
PAGE 11  
W.E. DAVIS CH. CLK.TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	TRUST DEED BOOK	PAGE
Arthur L. Gunells a/k/a Arthur Lee Gunells and Susan E. Gunells	December 10, 1976	206	614
Janice L. Walters	June 25, 1985	341	719

The indebtedness secured by the Deed of Trust dated December 10, 1976 and executed by Arthur L. Gunells a/k/a Arthur Lee Gunells and Susan E. Gunells was assumed by Janice L. Walters with Assumption Agreement datd June 25, 1985.

And default having been made in the payment of said indebtedness:

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law:

The said Trustee caused a due notice to be published in the DeSoto Times, a newspaper published in the City of Hernando, said County and State, and on March 6, 1991, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on April 1, 1991, be sold at public auction at the east front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of March 6, March 13, March 20, and March 27, 1991.

And said lands having been sold by said Trustee on April 1, 1991, at 1:00 PM, in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and United States of America, having been the highest bidder therefor and having bid the sum of thirty-two thousand Dollars - 20/100, Dollars (\$32,000.00), the said United States of America was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I Gary L. Linton, as Substitute Trustee, do hereby convey and sell to the said United States of America, the following described land situated in DeSoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

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Lot 573, Section "D", Twin Lakes Subdivision, in Section 6,  
Township 2 South, Range 8 West, as per plat thereof recorded  
in Plat Book 10, Pages 32 and 33, in the office of the  
Chancery Clerk of DeSoto County, Mississippi

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

IN WITNESS WHEREOF, I have caused these presents to be signed the 2 day of April, 1991.

Gary L. Linton  
Substitute Trustee  
Duly authorized to act in the premises by instrument dated November 5, 1984, and recorded in Book 1, Page 15, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI )  
COUNTY OF DeSoto ) SS:

Personally appeared before me, W. E. Davis, a Notary Public in and for the County and State aforesaid, Gary L. Linton, Substitute Trustee, who acknowledged that he signed and delivered the foregoing Trustee's Deed on the day and year therein mentioned.

Given under my hand this 2 day of April, 1991.

(SEAL)

W. E. Davis  
(Signature)

My Commission Expires:

1-6-92

Chancery Clerk  
(Title) by B. Cleveland SC

Grantor: Gary L. Linton, Trustee for the United States  
(Name of Trustee)  
acting through the Farmers Home Administration P.O. Box 488 Hernando  
(Address)  
MS 38632 (601) 429-6866

Grantee: United States Dept. of Agriculture / Farmers  
Home Administration P.O. Box 488 Hernando MS 38632  
(601) 429-6866

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI )  
COUNTY OF DeSoto ) SS:

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, Bill Bailey, Publisher of the DeSoto Times, a newspaper published in the City of Hernando in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true copy, was published in said newspaper for four consecutive weeks, to-wit:

In Vol. <u>96</u>	No. <u>10</u>	Dated <u>3/6/91</u>
In Vol. <u>96</u>	No. <u>11</u>	Dated <u>3/13/91</u>
In Vol. <u>96</u>	No. <u>12</u>	Dated <u>3/20/91</u>
In Vol. <u>96</u>	No. <u>13</u>	Dated <u>3/27/91</u>

Bill Bailey SS,  
Publisher

Subscribed and sworn to before me this 27 day of March 1991.

Lawanda V. Kinsley  
Notary Public

( S E A L )

My Commission Expires:  
My Commission Expires June 3, 1993

(Attach copy of Notice of Sale published in newspaper)

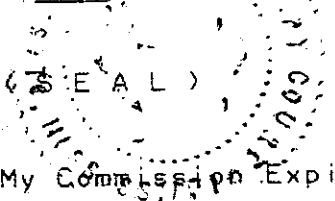
STATE OF MISSISSIPPI )  
COUNTY OF DeSoto ) SS:

Gary L. Linton, being first duly sworn on oath, deposes and says that he is the County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that on March 6, 1991, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to

foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 1:00 PM on April 1, 1991, at the east front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by United States of America for the sum of \$ 32,000.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

Gary J. Linton

Subscribed and sworn to before me this 2 day of April 1991



W. E. Davis, Chancery Clerk  
by B. Cleveland, S.C.

My Commission Expires: 1-6-92

**NOTICE OF SALE**

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED
Arthur L. Gunells a/k/a	
Arthur Lee Gunells and	December 10, 1978
Susan E. Gunells	
Janice L. Walters	June 25, 1985

**TRUST DEED**

BOOK	PAGE
206	614
341	719

The indebtedness secured by the Deed of Trust dated December 10, 1978 and executed by Arthur L. Gunells a/k/a Arthur Lee Gunells and Susan E. Gunells was assumed by Janice L. Walters with Assumption Agreement dated June 25, 1985.

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substitute Trustee, to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the east front door of the county courthouse in the town of Hernando, Mississippi, in the aforesaid County at 1:00 PM on April 1, 1991, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

The premises to be sold are described as:

Lot 573, Section "D", Twin Lakes Subdivision, in Section 6, Township 2 South, Range 8 West, as per plat thereof recorded in Plat Book 10, Pages 32 and 33, in the office of the Chancery Clerk of DeSoto County, Mississippi.

March 6, 1991

Gary L. Linton  
Substitute Trustee  
Duly authorized to act in the premises by instrument dated November 5, 1984, and recorded in Book 1, Page 15, of the records of the aforesaid County and State.

March 6, 19, 20, and 27, 1991

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